

# PLANNING COMMISSION AGENDA

5:00 p.m. –1<sup>st</sup> Floor Council Chambers

October 26, 2021

## ADOPTION OF MINUTES – September 28, 2021

### I. PUBLIC HEARINGS & PRESENTATIONS FOR APPROVAL

#### 1. CAPSHAW COVE SUBDIVISION

Layout (35 lots)                      Developer Capshaw Road, LLC/ Dennis Olive  
Engineer: J. W. Kennedy & Associates

Located: Northwest City, south of Capshaw Road and west of Nance Road

#### 2. CREEKSIDE SUBDIVISION, PHASE 1

Layout (182 lots)                      Developer Davidson Homes  
Engineer: Croy Engineering

Located: Northwest City, south of Nick Davis Road and west of Sanderson Road

#### 3. DEVANEY FARMS NORTH SUBDIVISION

Layout (3 lots)                      Developer: Greenbrier Investors, LLC  
Preliminary (3 lots)                      Engineer: Schoel Engineering

Located: Northwest City, north of I-565 and west of County Line Road

#### 4. GRAYSON CORNER SUBDIVISION

Layout (6 lots)                      Developer Clark Property Management  
Engineer: Vice Engineering & Surveying

Located: Northwest City, North of Winchester Road and west of Hollow Road

#### 5. HIGH PARK ESTATES SUBDIVISION, PHASE 2 AT MOUNTAIN PRESERVE

Preliminary (22 lots)                      Developer Enfinger Development  
Engineer: Smith Engineering

Located: Southeast City, North of Cherry Tree Road and west of McMullen Lane

#### 6. R & L CARRIERS – HUNTSVILLE

Layout (1 lot)                      Developer RAMAR Land Corporation  
Preliminary (1 lot)                      Engineer: Manhard Consulting LTD.

Located: Southwest City, south of Martin Road and east of Wall Triana Highway



7. SEMINOLE PLACE, A CONSOLIDATION OF LOTS 9 thru 16, BLOCK 172 OF LOWE CORPORATION ADDITION (MINOR)

Layout (1 lot) Developer BSC Properties  
Engineer: Schoel Engineering

Located: Southwest City, south of 7<sup>th</sup> Avenue and east of Seminole Drive SW

8. SOVEREIGN POINT

Layout (22 lots) Developer: Agape Builders, LLC  
Preliminary (22 lots) Engineer: Schoel Engineering

Located: Southeast City, south of Drake Avenue and east of Whitesburg Drive

9. **LOCATION, CHARACTER AND EXTENT**

- (a) JOHN HUNT PARK KIDS SPACE MODIFICATION (#939)

Developer: COH Architect: Schoel Engineering

Location: Southwest City, north of Airport Road and west of Memorial Parkway S

- (b) BIG SPRING PARK CITY CENTRE PUBLIC ART INSTALLATION (#940)

Developer: Arts Huntsville Architect: RDG Planning & Design

Location: Centre City, north of Williams Ave SW and east of Monroe Street SW

10. **ZONING**

- (a) NEWBY VANN ZONING (2144) – ***PUBLIC HEARING  
PRESENTATION FOR APPROVAL***

Located: On the south side of Nick Davis Road and west of Sanderson Road

Proposed Zoning: Residence 1-B District (98.84 acres) and Residence 2 District (54.30 acres)

- (b) HWY 72 EAST ZONING (2145) – ***PUBLIC HEARING  
PRESENTATION FOR APPROVAL***

Located: On the south side of Hwy 72 East and east of Shields Road

Proposed Zoning: Highway Business C-4 District (21.42 acres)

- (c) ZIAK-MCGILL ZONING (2151) – ***PUBLIC HEARING  
PRESENTATION FOR APPROVAL***

Located: On the east side of Liberty Hill Road and south of Monroe Road

Proposed Zoning: Planned Industrial District (10.51 acres)



- (d) **DEVANEY REZONING (2146) – *PUBLIC HEARING PRESENTATION FOR APPROVAL***  
 Located: On the north of AL Hwy 20 and west of County Line Road  
 Rezoning Request: From Commercial Industrial Park to Highway Business C-4 District (22.23 acres)
- (e) **PLUMMER RD REZONING (2147) – *PUBLIC HEARING PRESENTATION FOR APPROVAL***  
 Located: On the south side of Plummer Rd and east of Cedar Crest Drive  
 Rezoning Request: From Commercial Industrial Park to Residence 2-A District (40.21 acres)
- (f) **COUNTRY CLUB AVE REZONING (2149) – *PUBLIC HEARING PRESENTATION FOR APPROVAL***  
 Located: On the south side of Country Club Ave. and east of Pulaski Pike  
 Rezoning Request: From Neighborhood Business C-1 District to Highway Business C-4 District (4.55 acres)
- (g) **PROMENADE REZONING (2148)**  
 Located: On the north of Falling Water Lane and east of East River Landing Blvd  
 Rezoning Request: From Residence 2 District to Residence 2-B District (33.83 acres)  
*(Set a public hearing for **November 23, 2021**).*
- (h) **PUBLIC HEARING RE: PLAT RESTRICTION VACATION (*Resolution# 02-21*):** Wall Street Zoning Plat – To repeal “*uses restricted to single family detached dwellings only*” established on Boundary/Minor Plat of “Wallstreet”, as recorded in Plat Book G, Page 375 of the Probate Records of Limestone County, Alabama.

## II. APARTMENTS

### 1. BONAVENTURE (APARTMENTS)

Layout (701 units)                      Developer: Susella Devi Ravi  
 Preliminary (347 units)              Engineer: Johnson & Associates, Inc.

Located: Northwest City, South of Martin Road SW and West of Zierdt Road SW

### 2. LANDING HUNTSVILLE (APARTMENTS)

Layout (264 units)                      Developer: Friends Crossing Development  
 Preliminary 264 units)              Engineer: Mullins, LLC

Located: Northeast City, South of Winchester Road & west of Homer Nance Road

### 3. MEMORIAL VILLAGE (APARTMENTS)

Layout (99 units)                      Developer: 1805 Development  
 Preliminary (99 units)              Engineer: Schoel Engineering

Located: Southwest City, South of Hobbs Road and west of Memorial Parkway S



4. PEBBLE CREEK TOWNHOME PHASE 2 (APARTMENTS)

Relayout (60 units)                      Developer: DR Horton Huntsville Inc  
Repreliminary (60 units)              Engineer: Croy Engineering

Located: Southwest City, north of Beadle Lane and east of Wall Triana Hwy

**III. SUBDIVISIONS / APARTMENTS PRESENTED FOR FINAL APPROVAL**

1. CHIMNEY CREEK SUBDIVISION PHASE 4B

Final (5 lots)                              Developer: Pearson Homes  
   Engineer: Smith Engineering

Located: Southeast City, west of Old Big Cove Road and north of Paul Drive

2. LYLE'S GATE PHASE 2 AT McMULLEN COVE

Final (20 lots)                              Developer: Enfinger Development, LLC  
   Engineer: Smith Engineering

Located: Southeast City, north of Little Cove Road and east of McMullen Lane

**IV. INVOCATION/EXTENSION OF BONDS**

1. Boarhog's Subdivision

**V. ELECTION OF OFFICERS**